040.0	0002	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,092,000 / 1,092,000
					USE VALUE:	1,092,000 / 1,092,000
					ASSESSED:	1,092,000 / 1,092,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19	-21	PARK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CANZANO RICHARD M TRUSTEE
Owner 2:	19-21 PARK STREET REALTY TRUST
Owner 3:	
Street 1:	19 PARK ST
Street 2:	C/O JOHN PAPPAS
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PAPPAS JOHN C & OURANIA -
Owner 2:	-
Street 1:	19-21 PARK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,554 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 3080 Square Feet, with 2 Units, 2 Baths, 2 3/4 Baths, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8554.000	550,700		541,300	1,092,000
Total Card	0.196	550,700		541,300	1,092,000
Total Parcel	0.196	550,700		541,300	1,092,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.55 | /Parcel: 354.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 040.0-0002-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	550,700	0	8,554.	541,300	1,092,000	1,092,000	Year End Roll	12/18/2019
2019	104	FV	424,500	0	8,554.	575,100	999,600	999,600	Year End Roll	1/3/2019
2018	104	FV	424,500	0	8,554.	419,500	844,000	844,000	Year End Roll	12/20/2017
2017	104	FV	398,600	0	8,554.	365,400	764,000	764,000	Year End Roll	1/3/2017
2016	104	FV	398,600	0	8,554.	311,200	709,800	709,800	Year End	1/4/2016
2015	104	FV	356,000	0	8,554.	304,500	660,500	660,500	Year End Roll	12/11/2014
2014	104	FV	356,000	0	8,554.	250,300	606,300	606,300	Year End Roll	12/16/2013
2013	104	FV	370,100	0	8,554.	238,200	608,300	608,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3282

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAPPAS JOHN C &	61995-276		6/12/2013	Convenience	1	No	No		
	12844-302		8/15/1975		64,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2018	MEAS&NOTICE	CC	Chris C
1/7/2009	Meas/Inspect	345	PATRIOT
4/1/2000	Inspected	197	PATRIOT
3/2/2000	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8554		Sq. Ft.	Site		0	80.	0.79	1									541,297						541,300	

Total AC/HA: 0.19637 | Total SF/SM: 8554 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 541,297 | Spl Credit | Total: 541,300

PRINT

Date	Time
12/10/20	18:34:12

LAST REV

Date	Time
05/14/19	14:48:36

apro

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 26616
GIS Ref:
GIS Ref:
Insp Date: 12/08/18

!3282!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	26616
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE W/ RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.99090910
Const Adj.:	1.01243472
Adj $ / SQ:	170.549
Other Features:	146500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	748272
Depreciation:	197544
Depreciated Total:	550728

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
1	6	3	1
Totals			
2	13	6	

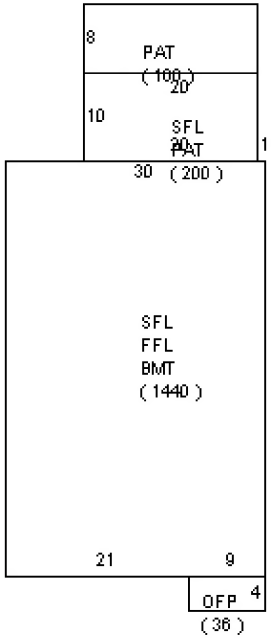
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	170.55
Special Features:	0	Val/Su Net:	112.02
Final Total:	550700	Val/Su SzAd	178.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,640	170.550	279,701
BMT	Basement	1,440	51.160	73,677
FFL	First Floor	1,440	170.550	245,591
PAT	Patio	360	3.330	1,200
OFP	Open Porch	36	44.550	1,604
	Net Sketched Area:	4,916	Total:	601,773
Size Ad	3080	Gross Are	4916	FinArea 3080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

040.0-0002-0018.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc